

I certify that I have read and understand the provisions of Sections 10322(a) through (g). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the sponsor beyond the application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 10 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I further certify that more than 10% of the project's total reasonably expected basis cost will be incurred and the land acquired by the date specified in the reservation preliminary or final letter.

Dated this _____ day of _____, 2014 at
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	Santa Cruz County
City Manager:	Susan Mauriello - CAO *
Title:	City Manager
Mailing Address:	701 Ocean Street, 4th Floor
City:	Santa Cruz
Zip Code:	95060
Phone Number:	(831) 454-2100 Ext. _____
FAX Number:	(831) 454-3420
E-mail:	PLN168@co.santa-cruz.ca.us

* For City Manager, please refer to the following the website below:
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership: N/A
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: N/A
 Applicant is the project developer and will be part of the final ownership entity for the project: N/A
 Applicant is the project developer and will not be part of the final ownership entity for the project: Yes

B. Applicant Contact Information

Applicant Name: MP St. Stephens Associates, LP
 Street Address: 303 Vintage Park Drive, Suite 250
 City: Foster City State: CA Zip Code: 94404
 Contact Person: Matthew O. Franklin
 Phone: 650-359-2903 Ext.: _____ Fax: _____
 Email: mfranklin@midpen-housing.org

C. Legal Status of Applicant:

Nonprofit Organization Parent Company: _____
 If Other, Specify: _____

D. General Partner(s) Information

D(1) General Partner Name: Mid-Peninsula Castroville LLC (sole member is Mid-Peninsula Scotts Valley,
 Street Address: 303 Vintage Park, Suite 250
 City: Foster City State: CA Zip Code: 94404
 Contact Person: Matthew O. Franklin
 Phone: 650-356-2903 Ext.: _____ Fax: _____
 Email: mfranklin@midpen-housing.org
 Nonprofit/For Profit: Nonprofit Parent Company: MidPen Housing Corporation

D(2) General Partner Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Contact Person: _____
 Phone: _____ Ext.: _____ Fax: _____
 Email: _____
 Nonprofit/For Profit: (select one) Parent Company: _____

D(3) General Partner Name: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Contact Person: _____
 Phone: _____ Ext.: _____ Fax: _____
 Email: _____
 Nonprofit/For Profit: (select one) Parent Company: _____

E. General Partner(s) or Principal Owner(s) Type Nonprofit

F. Status of Ownership Entity

currently exists If to be formed, enter date: _____
 *(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

G. Contact Person During Application Process

Company Name: MidPen Housing Corporation
 Street Address: 275 Main Street, Suite 204
 City: Watsonville State: CA Zip Code: 95076
 Contact Person: Elizabeth Wilson
 Phone: (831) 707-2134 Ext.: _____ Fax: (831) 761-7218
 Email: ewilson@midpen-housing.org
 Participatory Role: Developer and affiliate of Sole General Partner of Owner
 (e.g., General Partner, Consultant, etc.)

CNA Consultant: N/A
Address:
City, State, Zip
Contact Person:
Phone: Ext.:
Fax:
Email:

2nd Prop. Mgmt Co.: N/A
Address:
City, State, Zip:
Contact Person:
Phone: Ext.:
Fax:
Email:

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA			12/3/2013
NEPA	N/A	N/A	N/A
Toxic Report	N/A	N/A	N/A
Soils Report	N/A	N/A	N/A
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution	N/A	N/A	N/A
Site Plan			2/11/2014
Design Review			2/11/2014
Conditional Use Permit Approved or Required	N/A	N/A	N/A
Variance Approved or Required	N/A	N/A	N/A

	Project and Site Information
Current Land Use Designation	RM-2.5/R-UH (Multi-Family Residential & Urban High)
Current Zoning and Maximum Density	RM-2.5/R-UH (20/units/acre with 35% Density Bonus)
Proposed Zoning and Maximum Density	RM-2.5/R-UH (20/units/acre with 35% Density Bonus)
Does this site have Inclusionary Zoning?	No
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No (if yes, explain here)
Building Height Requirements	N/A
Required Parking Ratio	0.75:1
Is site in a Redevelopment Area?	Yes

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	12	/	2013
	Site Acquired	2	/	2014
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	2	/	2014
	Grading Permit	8	/	2014
	Building Permit	3	/	2015
CONSTRUCTION FINANCING	Loan Application	5	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	3	/	2015
PERMANENT FINANCING	Loan Application	5	/	2014
	Enforceable Commitment	6	/	2014
	Closing and Disbursement	7	/	2016
OTHER LOANS AND GRANTS	Type and Source: <u>Santa Cruz County Predev Loan</u>	6	/	2011
	Application	6	/	2011
	Closing or Award	6	/	2011
	Type and Source: <u>Santa Cruz County Development Loan</u>	6	/	2011
	Application	6	/	2011
	Closing or Award	3	/	2014
	Type and Source: <u>Federal Home Loan Bank - AHP</u>	3	/	2014
	Application	3	/	2014
	Closing or Award	6	/	2014
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
Type and Source: <u>(specify here)</u>	N/A	/		
Application	N/A	/		
Closing or Award	N/A	/		
10% of Costs Incurred	6	/	2015	
Construction Start	3	/	2015	
Construction Completion	3	/	2016	
Placed In Service	3	/	2016	
Occupancy of All Low-Income Units	7	/	2016	

III. PROJECT FINANCING SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Union Bank Construction Loan	18	3.500%	\$7,757,723
2) County of Santa Cruz	660	3.000%	\$5,393,830
3) FHLB AHP	660		\$390,000
4) Investor Equity			\$1,200,000
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$14,741,553

1) Lender/Source: Union Bank Construction Loan
 Street Address: 200 Pringle Ave, Suite 355
 City: Walnut Creek
 Contact Name: Rebecca Koch
 Phone Number: 925-947-2449 Ext.:
 Type of Financing: construction loan
 Is the Lender/Source Committed? Yes

2) Lender/Source: County of Santa Cruz
 Street Address: 701 Ocean Street, 4th Floor
 City: Santa Cruz
 Contact Name: Julie Conway
 Phone Number: (831) 454-5162 Ext.:
 Type of Financing: residual receipts loan
 Is the Lender/Source Committed? Yes

3) Lender/Source: FHLB AHP
 Street Address: 600 California Street, Suite 300
 City: San Francisco
 Contact Name: Anita Adams
 Phone Number: (415) 616-4000 Ext.:
 Type of Financing: residual receipts loan
 Is the Lender/Source Committed? Yes

4) Lender/Source: Investor Equity
 Street Address: tbd
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

5) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

6) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

7) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

III. PROJECT FINANCING SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Union Bank	180	6.000%		\$40,505	\$400,000
2) County of Santa Cruz	660	3.000%	Residual		\$5,393,830
3) FHLB AHP	660		Deferred		\$390,000
4) Deferred Developer Fee					\$121,300
5) GP Equity					\$16,802
6) investor equity from PV Credit					\$173,740
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$6,495,672
Total Tax Credit Equity:					\$9,151,874
Total Sources of Project Funds:					\$15,647,546

1) Lender/Source: Union Bank
 Street Address: 200 Pringle Ave, Suite 355
 City: Walnut Creek
 Contact Name: Rebecca Koch
 Phone Number: 925-947-2449 Ext.:
 Type of Financing: Fully amortizing loan
 Is the Lender/Source Committed? No

2) Lender/Source: County of Santa Cruz
 Street Address: 701 Ocean Street, 4th Floor
 City: Santa Cruz
 Contact Name: Julie Conway
 Phone Number: (831) 454-5162 Ext.:
 Type of Financing: Simple Interest Loan
 Is the Lender/Source Committed? Yes

3) Lender/Source: FHLB AHP
 Street Address: 600 California Street, Suite 300
 City: San Francisco
 Contact Name: Anita Adams
 Phone Number: (415) 616-4000 Ext.:
 Type of Financing: Simple Interest, deferred loan
 Is the Lender/Source Committed? Yes

4) Lender/Source: Deferred Developer Fee
 Street Address: 303 Vintage Park Drive, Suite 250
 City: Foster City
 Contact Name: Jan Lindenthal
 Phone Number: (650) 356-2919 Ext.:
 Type of Financing: Deferred Fee
 Is the Lender/Source Committed? Yes

5) Lender/Source: GP Equity
 Street Address: 303 Vintage Park Drive, Suite 250
 City: Foster City
 Contact Name: Jan Lindenthal
 Phone Number: (650) 356-2919 Ext.:
 Type of Financing: Equity Contribution
 Is the Lender/Source Committed? Yes

6) Lender/Source: investor equity from PV Credit
 Street Address: tbd
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing: Equity Contribution
 Is the Lender/Source Committed? No

7) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source: _____

10) Lender/Source: _____

Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$30,907
Aggregate Annual Rents For All Units:	\$370,884

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	
Length of Contract (years):	
Expiration Date of Contract:	
Total Projected Annual Rental Subsidy:	

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$3,840
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$3,840
Total Annual Potential Gross Income:	\$374,724

F. Monthly Resident Utility Allowance by Unit Size
(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: CUAC	\$5	\$5	\$9			
Total:	\$5	\$5	\$9			

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

CUAC Allowance

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$1,492
	Legal:	
	Accounting/Audit:	\$14,340
	Security:	\$3,220
	Other: Office Expenses	\$10,827
Total Administrative:		\$29,879

Management	Total Management:	\$29,280
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Utilities	Fuel:	
	Gas:	\$1,800
	Electricity:	\$5,400
	Water/Sewer:	\$21,516
	Total Utilities:	\$28,716

Payroll / Payroll Taxes	On-site Manager:	\$39,473
	Maintenance Personnel:	\$29,729
	Other: Staff Development & additional fees	\$17,082
	Total Payroll / Payroll Taxes:	\$86,284
Total Insurance:		\$16,271

Maintenance	Painting:	\$800
	Repairs:	\$12,935
	Trash Removal:	\$16,800
	Exterminating:	\$1,645
	Grounds:	\$10,600
	Elevator:	\$1,000
	Other: (specify here)	
Total Maintenance:		\$43,780

Other Expenses	Other: Insurance	\$14,150
	Other: (specify here)	
Total Other Expenses:		\$14,150

Total Expenses

Total Annual Residential Operating Expenses:	\$248,360
Total Number of Units in the Project:	40
Total Annual Operating Expenses Per Unit:	\$6,209
Total 3-Month Operating Reserve:	\$166,493
Total Annual Internet Expense (site amenity election):	*
Total Annual Services Amenities Budget (from project expenses):	\$18,520
Total Annual Reserve for Replacement:	\$18,000
Total Annual Real Estate Taxes:	\$800

* Please include in the identified lines on **THIS** page and **NOT** on any of the line items on Page 18. Please note that these will still need to be included when determining the net cash flow in the 15 year proforma.

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Redevelopment Set-aside Funds		Yes	\$423,500
Taxable bond financing		N/A	
FHA Risk Sharing loan? No		N/A	
State:	(specify here)	N/A	
Local:	County Funds (former RDA funds)	N/A	\$4,970,330
Private:	(specify here)	N/A	
Other:	AHP	Yes	\$390,000
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:		Approval Date:	
Source:		Source:	
If Section 8:	(select one)	If Section 8:	(select one)
Percentage:		Percentage:	
Units Subsidized:		Units Subsidized:	
Amount Per Year:		Amount Per Year:	
Total Subsidy:		Total Subsidy:	
Term:		Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$170,834	4	\$683,336
1 Bedroom	\$196,970	32	\$6,303,040
2 Bedrooms	\$237,600	4	\$950,400
3 Bedrooms	\$304,128		
4+ Bedrooms	\$338,818		
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:		40	\$7,936,776
		Yes/No	
(a)	Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds and required by a public awarding body to pay state or federal prevailing wages. List public awarding body(ies): Santa Cruz County	Yes	\$1,587,355
(b)	Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.	No	
(c)	Plus (+) 2% basis adjustment for projects where a day care center is part of the development.	No	
(d)	Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.	No	
(e)	Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.	No	
(f)	Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: N/A	No	
(g)	Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required.	Yes <small>Please Enter Amount:</small>	\$286,930
(h)	Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	Yes	\$793,678
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$10,604,739

HIGH COST TEST

Total Eligible Basis

\$13,763,198

Percentage of the Adjusted Threshold Basis Limit

129.783%

Based on information presented in this application, this project is not held to TCAC regulation requirements for high cost projects.

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.

 - N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.

 - N/A** 3 Newly constructed project buildings shall be 45% or more energy efficient than current Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.

 - N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.

 - N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.

 - N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.

 - N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.

 - N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.

 - N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.
-

IV. SOURCES AND USES BUDGET	SECTION 1: SOURCES AND USES BUDGET				Permanent Sources												70% PVC for New Const/Rehab	30% PVC for Acquisition
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank	2)County of Santa Cruz	3)FHLB AHP	4)Deferred Developer Fee	5)GP Equity	6)investor equity from PV Credit	7)	8)	9)	10)	11)	12)		
LAND COST/ACQUISITION																		
1)Land Cost or Value	\$1,224,000	\$1,224,000				\$1,224,000											\$1,224,000	
2)Demolition																		
Legal	\$55,000	\$55,000				\$55,000											\$55,000	
Land Lease Rent Prepayment																		
1)Total Land Cost or Value	\$1,279,000	\$1,279,000				\$1,279,000											\$1,279,000	
Existing Improvements Value																		
2)Off-Site Improvements	\$162,058	\$162,058				\$162,058											\$162,058	
Total Acquisition Cost	\$162,058	\$162,058				\$162,058											\$162,058	
Total Land Cost / Acquisition Cost	\$1,441,058	\$1,441,058				\$1,441,058											\$1,441,058	
Predevelopment Interest/Holding Cost																		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																		
Other: (Specify)																		
REHABILITATION																		
Site Work																		
Structures																		
General Requirements																		
Contractor Overhead																		
Contractor Profit																		
Prevailing Wages																		
General Liability Insurance																		
Other: (Specify)																		
Total Rehabilitation Costs																		
Total Relocation Expenses																		
NEW CONSTRUCTION																		
Site Work	\$1,820,792	\$1,820,792		\$1,820,792													\$1,820,792	
Structures	\$5,004,001	\$5,004,001		\$2,617,378	\$259,294	\$1,546,786	\$390,000		\$16,802	\$173,740							\$5,004,001	
General Requirements	\$761,266	\$761,266		\$486,504	\$39,447	\$235,315											\$761,266	
Contractor Overhead	\$178,737	\$178,737		\$114,226	\$9,262	\$55,249											\$178,737	
Contractor Profit	\$178,737	\$178,737		\$114,226	\$9,262	\$55,249											\$178,737	
Prevailing Wages	\$1,596,692	\$1,596,692		\$1,020,402	\$82,736	\$493,553											\$1,596,692	
General Liability Insurance	\$93,448	\$93,448				\$93,448											\$93,448	
Other: Bond	\$94,383	\$94,383				\$94,383											\$94,383	
Total New Construction Costs	\$9,728,055	\$9,728,055		\$6,173,529	\$400,000	\$2,573,984	\$390,000		\$16,802	\$173,740							\$9,728,055	
ARCHITECTURAL FEES																		
Design	\$456,432	\$456,432				\$456,432											\$456,432	
Supervision	\$114,108	\$114,108		\$114,108													\$114,108	
Total Architectural Costs	\$570,540	\$570,540		\$114,108		\$456,432											\$570,540	
Total Survey & Engineering	\$422,380	\$422,380		\$422,380													\$422,380	
CONSTRUCTION INTEREST & FEES																		
Construction Loan Interest	\$271,520	\$271,520		\$271,520													\$271,520	
Origination Fee	\$98,183	\$98,183				\$98,183											\$98,183	
Credit Enhancement/Application Fee																		
Bond Premium																		
Title & Recording	\$20,000	\$20,000				\$20,000											\$20,000	
Taxes	\$20,000	\$20,000				\$20,000											\$20,000	
Insurance	\$114,449	\$114,449				\$114,449											\$114,449	
Other: (Specify)																		
Other: (Specify)																		
Total Construction Interest & Fees	\$524,152	\$524,152		\$271,520		\$252,632											\$524,152	
PERMANENT FINANCING																		
Loan Origination Fee	\$4,000	\$4,000		\$4,000													\$4,000	
Credit Enhancement/Application Fee																		
Title & Recording	\$10,000	\$10,000		\$10,000													\$10,000	
Taxes																		
Insurance																		
Other: Legal - Perm Loan	\$10,000	\$10,000		\$10,000													\$10,000	
Other: County Implementation Fee	\$97,457	\$97,457				\$97,457											\$97,457	
Total Permanent Financing Costs	\$121,457	\$121,457		\$24,000		\$97,457											\$121,457	
Subtotals Forward	\$12,807,642	\$12,807,642		\$7,005,537	\$400,000	\$4,821,563	\$390,000		\$16,802	\$173,740							\$12,807,642	

IV. SOURCES AND USES BUDGET	SECTION 1: SOURCES AND USES BUDGET				Permanent Sources												70% PVC for New Const/Rehab	30% PVC for Acquisition
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Union Bank	2)County of Santa Cruz	3)FHLB AHP	4)Deferred Developer Fee	5)GP Equity	6)investor equity from PV Credit	7)	8)	9)	10)	11)	12)		
LEGAL FEES																		
Lender Legal Paid by Applicant	\$30,000	\$30,000				\$30,000											\$30,000	\$30,000
Other: Borrower Legal	\$32,000	\$32,000				\$32,000											\$32,000	\$32,000
Total Attorney Costs	\$62,000	\$62,000				\$62,000											\$62,000	\$62,000
RESERVES																		
Rent Reserves																		
Capitalized Rent Reserves																		
3-Month Operating Reserve	\$166,493	\$166,493		\$166,493													\$166,493	
Other:																		
Total Reserve Costs	\$166,493	\$166,493		\$166,493													\$166,493	
APPRAISAL																		
Total Appraisal Costs	\$7,500	\$7,500				\$7,500											\$7,500	\$7,500
Total Contingency Cost	\$494,506	\$494,506		\$494,506													\$494,506	\$494,506
OTHER PROJECT COSTS																		
TCAC App/Allocation/Monitoring Fees	\$51,638	\$51,638		\$51,638													\$51,638	
Environmental Audit																		
Local Development Impact Fees	\$286,930	\$286,930				\$286,930											\$286,930	\$286,930
Permit Processing Fees	\$195,837	\$195,837				\$195,837											\$195,837	\$195,837
Capital Fees																		
Marketing	\$110,000	\$110,000		\$110,000													\$110,000	
Furnishings	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000
Market Study	\$20,000	\$20,000				\$20,000											\$20,000	
Accounting/Reimbursables																		
Soft Cost Contingency	\$115,000	\$115,000		\$115,000													\$115,000	\$115,000
Other: Prevailing Wage Monitor	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000
Other: (Specify)																		
Other: (Specify)																		
Other: (Specify)																		
Other: (Specify)																		
Total Other Costs	\$909,405	\$909,405		\$406,638		\$502,767											\$909,405	\$727,767
SUBTOTAL PROJECT COST	\$14,447,546	\$14,447,546		\$8,073,174	\$400,000	\$5,393,830	\$390,000		\$16,802	\$173,740							\$14,447,546	\$12,563,198
DEVELOPER COSTS																		
Developer Overhead/Profit	\$1,200,000	\$1,200,000		\$1,078,700													\$1,200,000	\$1,200,000
Consultant/Processing Agent																		
Project Administration																		
Broker Fees Paid to a Related Party																		
Const. Oversight by Developer																		
Other: (Specify)																		
Total Developer Costs	\$1,200,000	\$1,200,000		\$1,078,700					\$121,300								\$1,200,000	\$1,200,000
TOTAL PROJECT COST	\$15,647,546	\$15,647,546		\$9,151,874	\$400,000	\$5,393,830	\$390,000		\$121,300	\$16,802	\$173,740						\$15,647,546	\$13,763,198
Note: Syndication Costs may not be included as a project cost. Calculate Maximum Developer Fee using the eligible basis subtotals.																Bridge Loan Expense During Construction:		
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:																Total Eligible Basis:		
				\$9,151,874	\$400,000	\$5,393,830	\$390,000	\$121,300	\$16,802	\$173,740								\$13,763,198

¹ Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to TCAC Regulations and the application checklist for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (including donated or leased land).

² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

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V. BASIS AND CREDITS SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	70% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:	\$13,763,198	
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Total Ineligible Amounts:		
Total Eligible Basis Amount Voluntarily Excluded:	\$5,359,495	
Total Basis Reduction:	(\$5,359,495)	
Total Requested Unadjusted Eligible Basis:	\$8,403,703	
*Qualified Census Tract (QCT) or Difficult to Develop Area (DDA) Adjustment:	130%	100%
Total Adjusted Eligible Basis:	\$10,924,813	
Applicable Fraction:	100%	100%
Qualified Basis:	\$10,924,813	
Total Qualified Basis:	\$10,924,813	
**Total Credit Reduction:		
Total Adjusted Qualified Basis:	\$10,924,813	

*130% boost if your project is located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

**to be calculated in: "Points System". See Checklist.

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Adjusted Qualified Basis, After Credit Reduction:	\$10,924,813	
*Applicable Percentage:	7.70%	3.36%
Subtotal Annual Federal Credit:	\$841,211	
Total Combined Annual Federal Credit:	\$841,211	

* Applicants are required to use these percentages in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$15,647,546
Permanent Financing	\$6,495,672
Funding Gap	\$9,151,874
Federal Tax Credit Factor	\$1.08794

The federal tax credit factor must be between \$0.90 and \$1.10.
APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION. If your equity pricing is less than \$0.90 you must contact TCAC staff to discuss prior to submitting your application.

Total Credits Necessary for Feasibility	\$8,412,106
Annual Federal Credit Necessary for Feasibility	\$841,211
Maximum Annual Federal Credits	\$841,211
Equity Raised From Federal Credit	\$9,151,874

Remaining Funding Gap \$0

FUNDING GAP MUST NOT EXCEED ZERO UNLESS REQUESTING STATE CREDITS

If Applying For State Credit Complete Section (D) & (E)

D. Determination of State Credit

	NC/Rehab	Acquisition
Adjusted Qualified Basis <small>(only rehabilitation or new construction basis, except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor)</small>	\$8,403,703	
Factor Amount <small>(.13 if federally-subsidized)</small>	30%	13%
Maximum Total State Credit	\$2,521,111	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor [Yellow Box]

The state tax credit factor must be between \$0.60 and \$0.75. APPLICANTS ARE NOT PERMITTED TO CALCULATE CREDIT USING A TAX CREDIT FACTOR OUTSIDE OF THIS RANGE; DOING SO CAN RESULT IN APPLICATION DISQUALIFICATION.

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	

Remaining Funding Gap \$0

FUNDING GAP MUST NOT EXCEED ZERO

VI. POINTS SYSTEM - SECTION 1: POINTS SYSTEM

A maximum of 20 points shall be available in combining the cost efficiency, credit reduction, and public funds categories.

A. Cost Efficiency/Credit Reduction/Public Funds

Maximum 20 Points

A(1) Cost Efficiency

20 Points

For new construction, at-risk development, or a substantial rehabilitation development where the hard costs of rehabilitation is at least \$40,000 per unit.

Make a selection: Not Applying for Cost Efficiency

Projects total eligible basis that is below the maximum calculated threshold basis limits, including permitted adjustments receives 1 point for each full % below the maximum permitted adjusted threshold basis limits.

- 1) Project's adjusted threshold basis limits: _____
- 2) Project's total eligible basis: _____
- 3) Difference in threshold basis limits: _____
- 4) Calculated percent below adjusted threshold basis limits: 0% (Rounded down to the nearest whole percent)

Total Points for Cost Efficiency: 0

A(2) Credit Reduction

20 Points

Credit Reduction: 0% (1 point for each full % that the qualified basis is reduced)

- 1) Total Qualified Basis: \$10,924,813
- 2) Credit Percent Reduction: 0%
- 3) Total Qualified Basis Reduction: \$0
(This figure was rounded up to the nearest whole number on the worksheet "Basis & Credits")
- 4) Project's Total Adjusted Qualified Basis : \$10,924,813

Total Points for Credit Reduction: 0

A(3) Public Funds Section

20 Points

Total committed funds (including assumptions), fee waivers, or value of donated land
1 point for each full % of Total Development Cost (TDC) **including the value of any donations or fee waivers**

<u>\$5,393,830</u>	¹ Federal, state or local funds
_____	² Outstanding principal balances of prior existing public or subsidized debt
_____	IRC 509(a)(1) local community foundation funds --does NOT include charitable foundations
<u>\$390,000</u>	Awarded AHP funds
_____	Waiver of fees resulting in quantifiable cost savings and not required by federal or state law
_____	³ Land donated by a public entity, or land leased from a public entity
_____	³ Land donated as part of an inclusionary housing ordinance or other negotiated development agreements
_____	⁴ Public contributions of off-site costs
<u>\$0</u>	⁵ Private "tranche B" loan points value --calculated in "Final Tie Breaker Self-Score" spreadsheet
Total committed funds, fee waivers, or value of donated land:	<u>\$5,783,830</u>
***Total project cost:	<u>\$15,647,546</u>
Percentage of funds versus TDC:	<u>36%</u> (rounded down)

¹ All loans must be "soft," having terms (or remaining terms) in excess of 15 years, and below market interest rates, interest accruals, or residual receipts payments for at least the first 15 years of their terms. The maximum below-market interest rate allowed for scoring purposes is 4% simple, or the applicable federal rate if compounding. RHS Section 514 and 515 financing is considered soft debt for purposes of scoring under this category. There must be conclusive evidence presented in the application that any new public funds have been firmly committed as stated in Regulation Section 10325(c)(1)(C). Please see also Checklist Items, Tab 1.

² If the principal balances of prior publicly funded or subsidized loans are to be assumed, documented approval of the loan assumption or other required procedure by the public agency holding the promissory note must be provided. Accrued interest recast as principal under a new loan agreement will not be considered in scoring. See also Checklist Items, Tabs 1 and 20.

³ To receive points in this category, current land and building values must be supported by an independent, third party appraisal conducted within 1 year of the tax credit application and otherwise consistent with Regulation Section 10322(h)(9). Donated land value must be included in Total Project Cost and the Sources and Uses Budget. Evidence of land value is required (see Tab 1).

⁴ Off-site costs must be documented as waived fees pursuant to a nexus study or must be developed by a sponsor as a condition of local approval. Please review Regulation Section 10325(c)(1)(C) for a more complete description of requirements.

⁵ Private "tranche B" loans underwritten based on rent differentials attributable to rent subsidies. Calculate in **Final Tie Breaker Self-Score**.

Total Points for Public Funds:	36
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Total Points for Cost Efficiency, Credit Reduction, & Public Funds:	36
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B. General Partner and Management Company Characteristics

Maximum 9 Points

B(1) General Partner Experience

6 Points

General Partner Name:

Mid-Peninsula Castroville LLC (sole member is Mid-Peninsula Scotts Valley, Inc.)

Select from ONE of the following two options:

7 or more projects in service over 3 years (6 Points)

Special Needs housing type project opting for 7 project experience category:

N/A

For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:

(select one if applicable)

To qualify for this option, all projects must qualify as Special Needs.

To receive points under this subsection for projects in existence for over 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant (CPA) that the projects for which it is requesting points have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience:	6
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B(2) Management Company Experience

3 Points

Select from ONE of the following two options:

11 or more projects managed over 3 years (3 Points)

Special Needs housing type project opting for 11 project experience category:

N/A

For Special Needs housing type projects applying through the Nonprofit or Special Needs set-asides only:

(select one if applicable)

To qualify for this option, all projects must qualify as Special Needs.

Management Company Name:

MidPen Property Management Corp.

Total Points for Management Company Experience: 3

Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience: 9

C. Housing Needs

Maximum 10 Points

Senior

10 Points

Total Points for Housing Needs: 10

D. Site & Service Amenities

Maximum 25 Points

D(1) Site Amenities

Maximum 15 Points

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application, except under the Public School subsection as indicated in Regulation Section 10325(c)(5)(A)(5). The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not include physical barriers. The map must show the distance of the site amenities from the development site. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site. Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below. Amenities may include:

a) Transit-Oriented Development Strategy

- (i) Located where there is a transit station, rail station, commuter rail station, bus station, or public bus stop within 1/4 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday, and the project's density exceeds 25 units per acre. **7 Points**
- (ii) The project site is within 1/4 mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. **6 Points**
- (iii) The project site is within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday. **5 Points**
- (iv) The project site is located within 1/4 mile of a regular public bus stop or a rapid transit system stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) **4 Points**
- (v) The project site is located within 1/3 mile of a regular public bus stop or rapid transit system stop. **3 Points**

Select one: (ii)

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit-Oriented Development Strategy Amenity:	6
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b) Public Park

- (i) The site is within 1/4 mile of a public park (1/2 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**

Joint-use agreement (if yes, please provide a copy) N/A

- (ii) The site is within 1/2 mile (1 mile for Rural set-aside). **2 Points**

Select one: (ii)

Total Points for Public Park Amenity:	2
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c) Book-Lending Public Library

- (i) The site is within 1/4 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1/2 mile for Rural set-aside projects). **3 Points**
- (ii) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **2 Points**

Select one: N/A

Total Points for Public Library Amenity:	0
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d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market

Please refer to Checklist Items for supporting documentation requirements

- (i) The site is within 1/4 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **5 Points**
- (ii) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **4 Points**
- (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects). **3 Points**
- (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). **4 Points**
- (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). **3 Points**
- (vi) The site is within 1/4 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **2 Points**
- (vii) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. **1 Point**

Select one: (iii)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	3
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e) Public Elementary, Middle, or High School

- (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **3 Points**
- (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. **2 Points**

Select one: N/A

Total Points for Public Elementary, Middle, or High School Amenity:	0
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f) Senior Developments: Daily Operated Senior Center

(i) For a **senior development** the project site is within 1/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1/2 mile for Rural set-aside). **3 Points**

(ii) The project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural Set-aside). **2 Points**

Select one: **N/A**

Total Points for Daily Operated Senior Center Amenity: 0

g) Special Needs or SRO Development: Population Specific Service Oriented Facility

(i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

(ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: **N/A**

Total Points for Population Specific Service Oriented Facility Amenity: 0

h) Medical Clinic or Hospital

(i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

(ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: **(i)**

Total Points for Medical Clinic or Hospital Amenity: 3

i) Pharmacy

(i) The site is within 1/4 mile of a pharmacy (1/2 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**

(ii) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one: **(ii)**

Total Points for Pharmacy: 1

j) In-unit High Speed Internet Service

(i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**

(ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 10 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one: N/A

	Total Points for Internet Service:	0
--	---	---

	Total Points for Site Amenities:	15
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Site Amenity Contact List:

Amenity Name: Santa Cruz Metro Transportation D
 Address: 920 Pacific Acenue
 City, Zip: Santa Cruz, 95060
 Contact Person: Front Desk Receptionist
 Phone: (831) 245-8600 Ext.:
 Amenity Type: Transit Station/Transit Stop
 Website: www.scmtd.com
 Distance in miles: 0.14

Amenity Name: Safeway Store
 Address: 117 Morrisey Blvd.
 City, Zip: Santa Cruz, 95062
 Contact Person: Bruce William (Store Manager)
 Phone: (831) 426-7489 Ext.:
 Amenity Type: Grocery/Farmers' Market
 Website: local.safeway.com/ca/santa-cruz-7?
 Distance in miles: 0.96

Amenity Name: Palo Alto Medical Foundation (Mai
 Address: 2025 Soquel Avenue
 City, Zip: Santa Cruz, 95062
 Contact Person: Front Desk Receptionist
 Phone: (831) 423-4111 Ext.:
 Amenity Type: Medical Clinic/Hospital
 Website: www.pamf.org/scmain/index.php
 Distance in miles: 0.41

Amenity Name: Tom's Medical Pharmacy (in PAMF
 Address: 2025 Soquel Avenue
 City, Zip: Santa Cruz, 95062
 Contact Person: Front Desk Receptionist
 Phone: (831) 426-0200 Ext.:
 Amenity Type: Pharmacy
 Website: www.pamf.org/pharmacy/
 Distance in miles: 0.41

Amenity Name: Jose Avenue Park
 Address: 1435 Jose Avenue
 City, Zip: Santa Cruz, 95062
 Contact Person: Front Desk Receptionist
 Phone: (831) 454-7901 Ext.:
 Amenity Type: Public Park
 Website: scparks.com/joseave.html
 Distance in miles: 0.48

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
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 Distance in miles:

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

Amenity Name:
 Address:
 City, Zip:
 Contact Person:
 Phone: Ext.:
 Amenity Type:
 Website:
 Distance in miles:

D(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 10 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 mile for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

- | | | |
|------------|--|-----------------|
| Yes | (1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms. | 5 points |
| N/A | Service Coordinator as listed above, except:
Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms. | 3 points |
| N/A | (2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms. | 5 points |
| N/A | Other Services Specialist as listed above, except:
Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms. | 3 points |

<u>N/A</u>	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours instruction each year (42 hours for small developments of 20 units or less).	7 points
<u>Yes</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours instruction each year (30 hours for small developments).	5 points
<u>N/A</u>	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours instruction each year (18 hours for small developments).	3 points
<u>N/A</u>	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
<u>N/A</u>	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
<u>N/A</u>	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
<u>N/A</u>	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
<u>N/A</u>	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
<u>N/A</u>	(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
<u>N/A</u>	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points
<u>N/A</u>	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.	5 points

N/A	Service Coordinator or Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Case Manager to 600 bedrooms.	3 points
N/A	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
N/A	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
N/A	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The service budget spreadsheet must be completed.	Total Points for Service Amenities:	10
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E. Sustainable Building Methods

Maximum 10 Points

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING
APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THE APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.

E(1) New Construction and Adaptive Reuse projects select from the following features:

Yes (i) Develop the project in accordance with the minimum requirements with any one of the following programs: **5 Points**
GreenPoint Rated Multifamily Guidelines

(ii) Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2008 Title 24, Part 6 of the California Building Code (2008 Title 24):
N/A Low Rise (1-3 habitable stories) **0 Points**
N/A

N/A Multifamily of 4+ habitable stories **0 Points**
N/A

Yes (iii) Develop the project beyond the minimum requirements of the program chosen in section (i) above: **0 Points**
LEED
N/A

GreenPoint Rated Multifamily Guidelines **5 Points**
125

E(2) Rehabilitation projects select from the following features:

N/A (iv) Develop the project in accordance with the minimum requirements with any one of the following programs: **0 Points**
N/A

N/A (v) Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use post-rehabilitation: **0 Points**
Improvement over current:
N/A

N/A (vi) Develop the project beyond the minimum requirements of the program chosen in section (i) above: **0 Points**
LEED GreenPoint Rated Existing Home Multifamily Program **0 Points**
N/A N/A **0 Points**

2011 Enterprise Green Communities **0 Points**
N/A

N/A (vii) Additional rehabilitation project measures (chose one or more of the following three categories): **0 Points**
(A) PHOTOVOLTAIC / SOLAR **0 Points**
N/A

N/A (B) SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING THE FOLLOWING: **0 Points**
1. Develop project-specific maintenance manual, including information on all energy and green building features
2. Certify building management staff in sustainable building operations (BPI or equivalent)
3. Undertake formal building systems commissioning, retro-commissioning, or re-commissioning

N/A (C) INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS **0 Points**

To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(H) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

Total Points For Sustainable Building Methods:	10
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Maximum 52 Points

F. Lowest Income

F(1) Lowest Income Restriction for All Units

50 Points

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

***Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.**

****60% AMI is included as a place-holder and will not receive any additional points.**

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
15%	0	5	7.5	10	12.5	15	17.5	
10%	0	2.5	5	7.5	10	12.5	15	

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)*	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
5	30	12.82	10	15
	35	0.00	0	0
8	40	20.51	20	15
	45	0.00	0	0
16	50	41.03	40	20
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
10	60	25.64	25	0
39	Total Points Requested:			50

***IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E628 BLANK.**

F(2) Lowest Income for 10% of Total Restricted Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	3	1	0.3333
1 BR	32	4	0.1250
SRO	4	0	0.0000
Total:	39	5	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points:	2
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Total Points for Lowest Income:	52
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G. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 20 points. Within the application the following must be delivered (see Checklist Items for additional information):

Readiness to Proceed	Maximum 20 Points
Yes (i) Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees	5 points
Yes (ii) Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary	5 points
Yes (iii) All necessary public/tribal approvals except building permits	5 points
Yes (iv) Design review approval	5 points

20 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (a grading permit does not meet this requirement), and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See [Appendix](#) for requirements).

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met, up to a maximum of 15 points. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

Total Points for Readiness to Proceed:	20
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H. Miscellaneous Federal and State Policies**Maximum 2 Points**

- | | | |
|------------|--|-----------------|
| Yes | (i) For applicants that agree that the Committee may exchange Federal Tax Credits for State Tax Credits in an amount that will yield equal equity as if only Federal Tax Credits were awarded. | 2 Points |
| N/A | (ii) Enhanced Accessibility and Visitability. Project design incorporates California Building Code Chapter 11(B) and the principles of Universal Designed listed in Reg. Section 10325(c)(9)(B) in at least half of the project's units. | 2 Points |
| N/A | (iii) Smoke Free Residence. The proposed project will contain nonsmoking buildings or sections of buildings. Nonsmoking sections must consist of at least half the units within the building, and those units must be contiguous. | 2 Points |
| N/A | (iv) Historic Preservation. The project proposes to incorporate historic tax credits. | 1 Point |
| N/A | (v) Qualified Census Tract (QCT). The project is located within a QCT and the development would contribute to a concerted community revitalization plan as demonstrated by a letter from a local government official. | 2 Points |
| N/A | (vi) Eventual Tenant Ownership. The project proposes to make tax credit units available for eventual tenant ownership. | 1 Point |

Total Points for Miscellaneous Federal and State Policies:	2
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

Total Possible Points: 148, Minimum Points Required: 123
 (Do Not Submit An Application If You Do Not Have The Minimum Points Required)

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. Cost Efficiency, Credit Reduction, & Public Funds	20	20	20
A(1) <i>Cost Efficiency</i>	0	20	
A(2) <i>Credit Reduction</i>	0	20	
A(3) <i>Public Funds</i>	36	20	
B. General Partner & Management Company Experience	9	9	9
A(1) <i>General Partner Experience</i>	6	6	
A(2) <i>Management Company Experience</i>	3	3	
C. Housing Needs	10	10	10
D. Site & Service Amenities	25	25	25
D(1) <i>Site Amenities</i>	15	15	
D(2) <i>Service Amenities</i>	10	10	
E. Sustainable Building Methods	10	10	10
F. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
F(1) <i>Lowest Income</i>	50.0	50.0	
F(2) <i>10% of Units Restricted @ 30% AMI</i>	2	2	
G. Readiness to Proceed	20	20	20
H. Miscellaneous Federal and State Policies	2	2	2
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			148.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM FINAL TIE BREAKER SELF SCORE

This section is included in the application for self-scoring. Be aware that TCAC will use self scores to determine which projects undergo further review in the competition, including the verification of self scores, for possible reservation of tax credits. TCAC will not verify or evaluate every project's self score. Project's that self score too low to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Provide evidence of committed permanent public funds in Tab 20 and evidence of public subsidies, if any, in Tab 17.

Projects with commercial/non-residential costs will have committed public funds discounted by the percentage of the project proposed to be commercial or non-residential.

Evidence of land value is required (see Tab 1). The value of the land per TCAC Regulations must be included in "Total residential project development costs" below as evidenced in Tab 1 of the application. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Final Tie Breaker Formula:

$$\frac{\text{Committed permanent public funds defraying residential costs}}{\text{Total residential project development costs}} + \left(\left(1 - \frac{\text{Requested unadjusted eligible basis}}{\text{Total residential project development costs}} \right) / 3 \right)$$

Self-Scoring Calculation:

$$\frac{\$5,739,149}{\$15,647,546} + \left(\left(1 - \frac{\$8,403,703}{\$15,647,546} \right) / 3 \right) = 52.109\%$$

**** List individual committed public funding sources, including donations:**

Tranche B, if applicable (calculate below)	\$0
County of Santa Cruz	\$5,393,830
FHLB AHP	\$390,000
Less Ineligible Off-sites	-\$44,681
TOTAL	\$5,739,149 *

**** The first numerator may include the following permanent funding sources that are not eligible for public funds points under Reg. Section 10325(c)(1)(C): (1) funding contributed by a charitable foundation where a public body appoints a majority of the voting members; and (2) land and improvements contributed by a 501(c) organization as long as the asset was held by the organization for at least 10 years per TCAC Reg. Section 10325(c)(10).**

* For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the mixed-use ratio below.

Mixed-use projects: Total commercial cost / Total project cost:
THE PRORATED COMMERCIAL COST DEDUCTION TO PUBLIC FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SUBSIDY ADJUSTMENT/INCREASE (REGULATION SECTION 10325(c)(10)(A)) TO THE NUMERATOR. TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38)*(1-I45)

* For projects with public operating or rental subsidies listed in Reg. Section 10325(c)(10)(A), calculate the percentage increase below and increase the permanent public funds numerator by the adjustment percentage.

Operating and rental subsidies: % of subsidized units: Subsidy adjustment/increase to permanent public funds numerator (This adjustment is calculated in the numerator after any commercial cost adjustment).

Sample formula (subsidies) for numerator *Committed permanent public funds defraying residential costs* = F38*(1+H53)

Sample formula (subsidies and commercial costs) for numerator *Committed permanent public funds defraying residential costs* = (F38*(1-I45))*(1+H53)

Tranche B calculation

For purposes of the public funds points section and the final tie breaker, a Tranche B loan is the lesser of the actual commitment amount or the following. Please note, an application must include a private Tranche B loan supported by a public subsidy to utilize this calculation.

Rental Income Differential:		Rent Limit:		Public Subsidy Contract Rent	Calculated Annual Rent
Unit Type	# of Units	40% AMI (SRO/SpN) OR 50% AMI (ALL OTHER)			
SRO					\$0
SRO					\$0
SRO					\$0
SRO					\$0
SRO					\$0
SRO					\$0
				TOTAL	\$0

Rental Income Differential	\$0
Less Vacancy	5.0%
Net Rental Income	\$0
Available for debt service @ 1.15 DSC ratio:	\$0

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$370,884	\$380,156	\$389,660	\$399,402	\$409,387	\$419,621	\$430,112	\$440,865	\$451,886	\$463,183	\$474,763	\$486,632	\$498,798	\$511,268	\$524,049
Less Vacancy	5.00%	-18,544	-19,008	-19,483	-19,970	-20,469	-20,981	-21,506	-22,043	-22,594	-23,159	-23,738	-24,332	-24,940	-25,563	-26,202
Rental Subsidy	1.025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less Vacancy	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Income	1.025	3,840	3,936	4,034	4,135	4,239	4,345	4,453	4,565	4,679	4,796	4,916	5,038	5,164	5,293	5,426
Less Vacancy	5.00%	-192	-197	-202	-207	-212	-217	-223	-228	-234	-240	-246	-252	-258	-265	-271
Total Revenue		\$355,988	\$364,887	\$374,010	\$383,360	\$392,944	\$402,768	\$412,837	\$423,158	\$433,737	\$444,580	\$455,694	\$467,087	\$478,764	\$490,733	\$503,001
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$29,879	\$30,925	\$32,007	\$33,127	\$34,287	\$35,487	\$36,729	\$38,014	\$39,345	\$40,722	\$42,147	\$43,622	\$45,149	\$46,729	\$48,365
Management		29,280	30,305	31,365	32,463	33,599	34,775	35,993	37,252	38,556	39,906	41,302	42,748	44,244	45,793	47,395
Utilities		28,716	29,721	30,761	31,838	32,952	34,106	35,299	36,535	37,813	39,137	40,507	41,924	43,392	44,911	46,482
Payroll & Payroll Taxes		86,284	89,304	92,430	95,665	99,013	102,478	106,065	109,777	113,620	117,596	121,712	125,972	130,381	134,944	139,667
Insurance		16,271	16,840	17,430	18,040	18,671	19,325	20,001	20,701	21,426	22,176	22,952	23,755	24,587	25,447	26,338
Maintenance		43,780	45,312	46,898	48,540	50,239	51,997	53,817	55,700	57,650	59,668	61,756	63,917	66,155	68,470	70,866
Other Operating Expenses		14,150	14,645	15,158	15,688	16,237	16,806	17,394	18,003	18,633	19,285	19,960	20,659	21,382	22,130	22,905
Total Operating Expenses		\$248,360	\$257,053	\$266,049	\$275,361	\$284,999	\$294,974	\$305,298	\$315,983	\$327,043	\$338,489	\$350,336	\$362,598	\$375,289	\$388,424	\$402,019
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	18,520	19,168	19,839	20,533	21,252	21,996	22,766	23,563	24,387	25,241	26,124	27,039	27,985	28,964	29,978
Replacement Reserve		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Real Estate Taxes	1.020	800	816	832	849	866	883	901	919	937	956	975	995	1,015	1,035	1,056
Total Expenses		\$285,680	\$295,037	\$304,721	\$314,744	\$325,117	\$335,853	\$346,965	\$358,465	\$370,367	\$382,686	\$395,436	\$408,631	\$422,289	\$436,423	\$451,053
Cash Flow Prior to Debt Service		\$70,308	\$69,851	\$69,289	\$68,616	\$67,827	\$66,915	\$65,872	\$64,693	\$63,369	\$61,894	\$60,259	\$58,455	\$56,475	\$54,310	\$51,949
MUST PAY DEBT SERVICE																
Union Bank		40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505	40,505
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$40,505														
Cash Flow After Debt Service		\$29,803	\$29,346	\$28,784	\$28,111	\$27,322	\$26,409	\$25,367	\$24,188	\$22,864	\$21,389	\$19,754	\$17,950	\$15,970	\$13,805	\$11,444
Percent of Gross Revenue		7.95%	7.64%	7.31%	6.97%	6.61%	6.23%	5.84%	5.43%	5.01%	4.57%	4.12%	3.65%	3.17%	2.67%	2.16%
25% Debt Service Test		73.58%	72.45%	71.06%	69.40%	67.45%	65.20%	62.63%	59.72%	56.45%	52.81%	48.77%	44.32%	39.43%	34.08%	28.25%
Debt Coverage Ratio		1.736	1.724	1.711	1.694	1.675	1.652	1.626	1.597	1.564	1.528	1.488	1.443	1.394	1.341	1.283
OTHER FEES**																
GP Partnership Management Fee																
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		0														
Remaining Cash Flow		\$29,803	\$29,346	\$28,784	\$28,111	\$27,322	\$26,409	\$25,367	\$24,188	\$22,864	\$21,389	\$19,754	\$17,950	\$15,970	\$13,805	\$11,444
Deferred Developer Fee**																
Residual or Soft Debt Payments**																

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.